



## 788 Acadia Street Kelowna British Columbia

\$1,195,000

This stunning 2-storey, grade-level entry home is in the highly desirable University Heights community. Just a 10-minute walk to Aberdeen Hall and 15 minutes to UBC Okanagan, it offers the perfect balance of proximity to educational institutions and easy access to the airport. Ideal for professionals or families, this home combines luxury, comfort, and convenience. The main floor features a custom-designed kitchen with a large central island, abundant cabinets, and a spacious walk-in pantry. The adjoining dining area comfortably accommodates a full-size table, perfect for gatherings. The elegant living room boasts a floor-to-ceiling fireplace, adding warmth and charm to the open-concept design. A mudroom off the oversized double garage includes a walk-in closet and built-in storage. A versatile flex room, ideal as an office or guest room, and a full bathroom complete the main level. Upstairs, you will find three generously sized bedrooms and a well-appointed laundry room. The primary suite is a luxurious retreat, with a spa-like ensuite featuring a soaker tub, dual vanity, and walk-in tiled shower. A cozy sitting room off the primary bedroom is the perfect spot to relax and enjoy beautiful valley views. Custom finishes, including quartz countertops, vinyl plank flooring with cork backing, tile accents, and KitchenAid appliances, make this home truly exceptional. With its prime location and exquisite design, this is the perfect place to call home. (id:6769)

Laundry room 10'2" x 5'11"

Bedroom 13'5" x 10'4"

4pc Bathroom 8'10" x 4'11"

Bedroom 11'7" x 12'6"

5pc Ensuite bath 11'1" x 12'7"

Other 6'8" x 10'4"

Primary Bedroom 21'1" x 23'2"

Foyer 6' x 8'5"

Bedroom 11'6" x 11'5"

4pc Bathroom 9'0" x 4'11"

Living room 20'6" x 15'6"

Dining room 15'6" x 12'6"

Utility room 9'1" x 8'4"

Mud room 5'7" x 8'4"

Pantry 5'6" x 3'6"

Kitchen 12' x 14'6"

Listing Presented By:



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Royal LePage Kelowna

**RE/MAX Kelowna**

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